

Chapter 17.32

MULTIPLE FAMILY DISTRICT (R-3)

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17.32.010 **Generally.**

In R-3 districts the following regulations apply, except as otherwise provided herein. (Ord. 386 § 730, 2002)

17.32.020 **Uses permitted.**

- A. Uses permitted in R-2 districts;
- B. Multiple dwellings including row housing and condominiums;
- C. Private clubs, lodges, or veterans organizations, excepting those holding a beer permit or liquor license;
- D. Boarding and lodging houses;
- E. Funeral homes;
- F. Office of a dentist or physician;
- G. Hospitals, clinics, nursing and convalescent homes, excepting animal hospitals and clinics;
- H. Institutions of religious, education or philanthropic nature;

- I. See Sections 17.68.100 through 17.68.130 for special uses. (Ord. 386 § 731, 2002)

17.32.030 **Accessory uses.**

- A. Accessory uses permitted in the R-2 district;
- B. Storage garages, where the lot is occupied by multiple dwelling, hospital or institutional building;
- C. Beauty parlor and barber shop when conducted as a home occupation solely by resident occupants in their place of abode and provided that not more than one quarter of the area of one floor shall be used for such purpose. An indirectly lighted sign of not over one square foot in area and attached flat against the building shall be permitted. (Ord. 386 § 732, 2002)

17.32.040 **Building height limit.**

Principal building: forty-five (45) feet; except that for each one foot that the building or a portion of it sets back beyond the required front, side, and rear yards, one foot may be added to the height limit of such building or portion thereof. Accessory building: twelve (12) feet. (Ord. 386 § 733, 2002)

17.32.050 **Minimum lot area.**

- A. Single-family dwelling: seven thousand five hundred (7,500) square feet.
- B. Two-family dwelling: seven thousand five hundred (7,500) square feet.
- C. Multifamily dwelling: nine thousand five hundred (9,500) square feet plus an additional two thousand (2,000) square feet for each unit over

three. (Ord. 386 § 734, 2002)

17.32.060 Minimum lot width.

- A. Single-family dwelling: fifty (50) feet.
- B. Two-family dwelling: fifty (50) feet.
- C. Multifamily dwelling: seventy-five (75) feet. (Ord. 386 § 735, 2002)

17.32.070 Minimum front yard depth.

Thirty (30) feet. Front yards shall be measured from street right-of-way line. (Ord. 386 § 736, 2002)

17.32.080 Minimum side yards.

- A. One and one half stories: side yard: seven feet; minimum on one side: seven feet.
- B. Two and two and one half stories: side yard: seven feet; minimum on one side: seven feet.
- C. Three stories or more up to forty-five (45) feet: total side yard: twenty-five (25) feet; minimum on one side: ten (10) feet.
- D. Structures above forty-five (45) feet: see height regulations above. (Ord. 386 § 737, 2002)

17.32.090 Minimum rear yard depth.

Twenty-five (25) feet.
(Ord. 386 § 738, 2002)

17.32.100 Lots not served by sewer and water.

- A. Single-family and two-family dwelling: where neither public sewer nor public water is available, twenty-thousand (20,000)

square feet lot area and one hundred (100) feet lot width. Where public water only is available, ten thousand (10,000) square feet lot area and eighty (80) feet lot width.

- B. Multifamily dwelling: where public sewer is not available, special consideration shall be given to determine lot area and width requirements. (Ord. 386 § 739, 2002)

17.32.110 Exceptions.

See Sections 17.68.100 through 17.68.130.

(Ord. 386 § 739.1, 2002)